



Pound Hill Parade  
Crawley, West Sussex RH10 7EA

**Offers In Excess Of £225,000**

## Pound Hill Parade, Crawley, West Sussex RH10 7EA

\*\*\* No onward chain \*\*\* Can be sold furnished \*\*\*

Astons are delighted to market this charming and well presented two bedroom apartment, situated within the ever popular residential area of Pound Hill, conveniently located within walking distance of local amenities and transport links including Three Bridges mainline train station. Inside this property features a light and airy lounge/dining room, a private balcony, a fitted kitchen, a fitted shower-room and two excellent sized double bedrooms. This property is offered to market with no onward chain.

### Hallway

Front door opening to entrance hallway which comprises of tiled floor, double glazed window to front aspect, radiator, access to airing cupboard, doors to:

### Lounge/Dining Room

Light and airy room with obscure double glazed windows to front aspect, radiator, coving, double glazed windows to rear aspect, obscure double glazed patio door opening to private balcony.

### Kitchen

Fitted with a range of units at base and eye level, space, power and plumbing for washing machine, tumble dryer, fridge-freezer and cooker, stainless steel sink with mixer-tap and drainer, part tiled walls, double glazed windows to front aspect, tiled floor.

### Bedroom One

Double glazed windows to rear aspect, radiator, access to fitted wardrobe with sliding mirrored doors.

### Bedroom Two

Double glazed windows to front aspect, radiator, access to fitted wardrobe.

### Shower-Room

Fitted three piece suite comprising of w/c, wash hand basin with mixer-tap and under counter units, walk in shower with shower unit, heated towel rail, tiled walls, tiled floor, obscure double glazed windows to rear aspect

### Disclaimer

Please note in accordance with the Property Misdescriptions Act, measurements are approximate and cannot be guaranteed. No testing of services or appliances included has taken place. No checking of tenure or boundaries has been made. We are unaware whether alterations to the property have necessary regulations or approvals.

Referral Fees - We offer our customers a range of additional services, none of which are obligatory, and you are free to use service providers of your choice. Should you choose a provider recommended by Astons, we will receive the following fees with the addition of VAT at the prevailing rate  
Conveyancing - Lewis & Dick £200 per transaction

Mortgages - Finance Planning Group procurement fees from mortgage lenders which vary by lender. Customers will receive confirmation of these fees upon instruction and again as soon as the exact amounts are known.

### Anit Money Laundering

In accordance with the requirements of the Anti Money Laundering Act 2022, Astons Sales and Lettings Ltd. mandates that prospective purchaser(s) who have an offer accepted on one of our properties undergo identification verification. To facilitate this, we utilise MoveButler, an online platform for identity verification. The cost for each identification check is £20, including VAT

charged by MoveButler at the point of onboarding, per individual (or company) listed as a purchaser in the memorandum of sale. This fee is non-refundable, regardless of the circumstances.







